

004.0

0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

944,500 / 944,500

USE VALUE:

944,500 / 944,500

ASSESSED:

944,500 / 944,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105-107		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BIONDO SERAFINA	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 105 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,162 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5162		Sq. Ft.	Site		0	80.	1.11	1									459,889						459,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5162.000	484,600		459,900	944,500		4186
							GIS Ref
							GIS Ref
							Insp Date
							08/26/17

Total Card / Total Parcel

944,500 / 944,500

944,500 / 944,500

944,500 / 944,500


Patriot Properties Inc.
 USER DEFINED
 Prior Id #1: 4186

PRINT
 Date Time
 12/10/20 16:14:30

LAST REV
 Date Time
 12/26/19 10:22:47

 apro
 445
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:
PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	484,800	0	5,162.	459,900	944,700	944,700	Year End Roll	12/18/2019
2019	104	FV	374,700	0	5,162.	488,600	863,300	863,300	Year End Roll	1/3/2019
2018	104	FV	374,700	0	5,162.	356,400	731,100	731,100	Year End Roll	12/20/2017
2017	104	FV	329,100	0	5,162.	310,400	639,500	639,500	Year End Roll	1/3/2017
2016	104	FV	329,100	0	5,162.	264,400	593,500	593,500	Year End	1/4/2016
2015	104	FV	292,500	0	5,162.	258,700	551,200	551,200	Year End Roll	12/11/2014
2014	104	FV	292,500	0	5,162.	212,700	505,200	505,200	Year End Roll	12/16/2013
2013	104	FV	304,600	0	5,162.	202,400	507,000	507,000		12/13/2012

Parcel ID 004.0-0004-0016.0
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIONDO CHARLES/	25987-268		1/22/1996			1	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/26/2019	1520	Wood Dec	7,000						8/26/2017	MEAS&NOTICE	HS	Hanne S											
12/1/2000	930	Re-Roof	3,000 C						4/4/2009	Meas/Inspect	197	PATRIOT											
									3/24/2000	Inspected	270	PATRIOT											
									9/20/1999	Mailer Sent													
									9/20/1999	Measured	263	PATRIOT											
									10/1/1981		MS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

